

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 28, 2003 PLANNING COMMISSION MEETING

P.A.S.: Final Plat No.02044
Final Plat Name: Dolezal 4th Addition

PROPOSAL: A final plat consisting of 10 lots and one Outlot.

LOCATION: W. Benton St. & Morgan St.

LAND AREA: 3.05 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 7, Block 1 and Outlots A, B, & C, Dolezal 2nd Addition and all of vacated Morgan St. adjacent thereto, located in the NE 1/4 of Section 10, Township 10 North, Range 6 East of the 6th P. M. Lancaster County, Nebraska.

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: One single family house and undeveloped land.

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential	Single family and two-family residential
South: R-3 Residential	Mobile Home Court
East: R-3 Residential	Single family and two family residential
West: R-3 residential	Lincoln Electric System sub station

HISTORY: Dolezal Preliminary Plat was approved by City Council on September 9, 1996.

UTILITIES: Available

TRAFFIC ANALYSIS: This plat is served by local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains and ornamental lighting. An agreement for escrow of security fund has been accepted for the completion of sidewalks and street trees.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

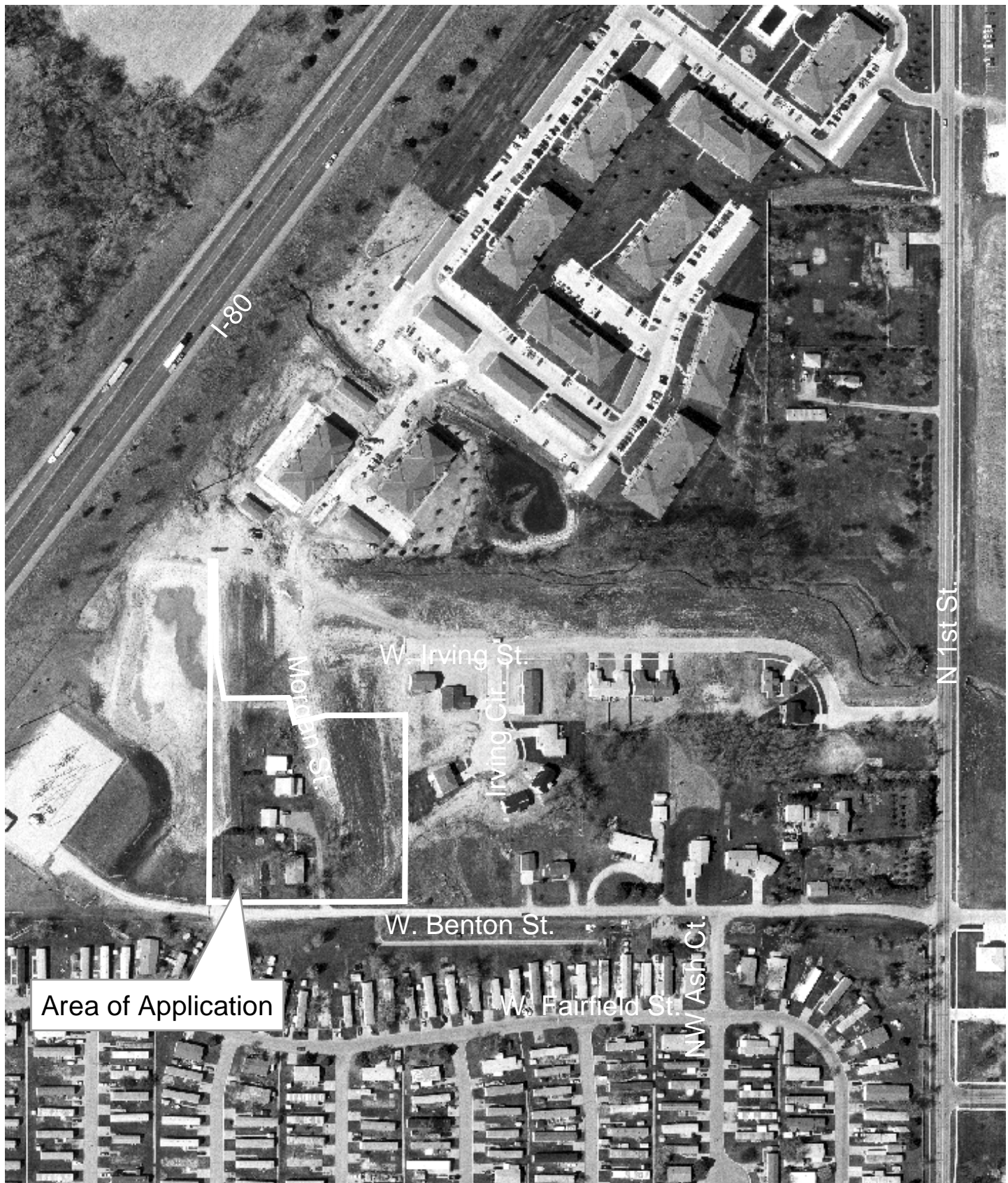
Tom Cajka
Planner

DATE: May 19, 2003

APPLICANT: Donald and Joann Dolezal
400 W. Benton St.
Lincoln, NE 68521

OWNER: same as applicant

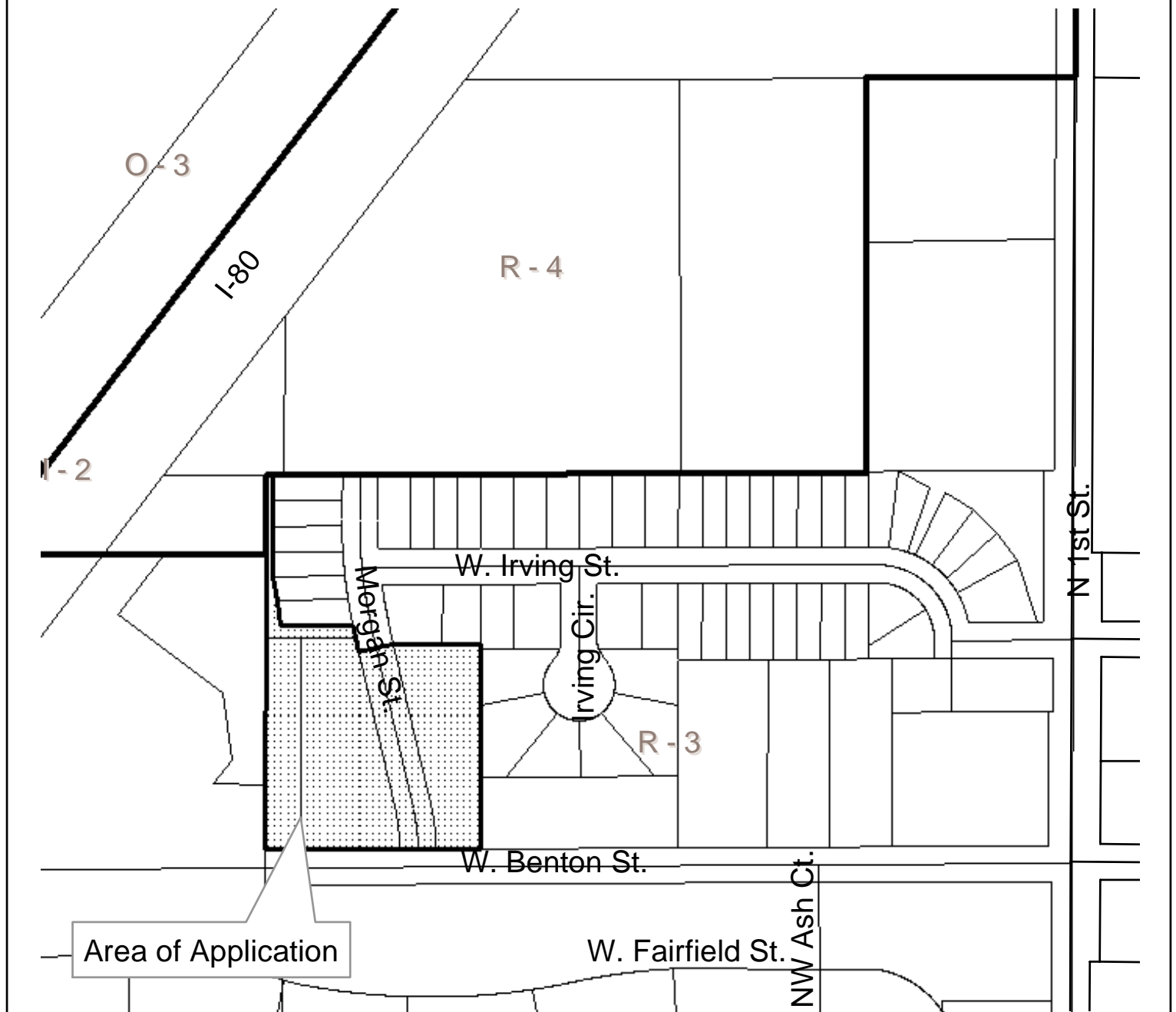
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Final Plat #02044 Dolezal 4th Add.



Lincoln City - Lancaster County Planning Dept.
1999 aerial

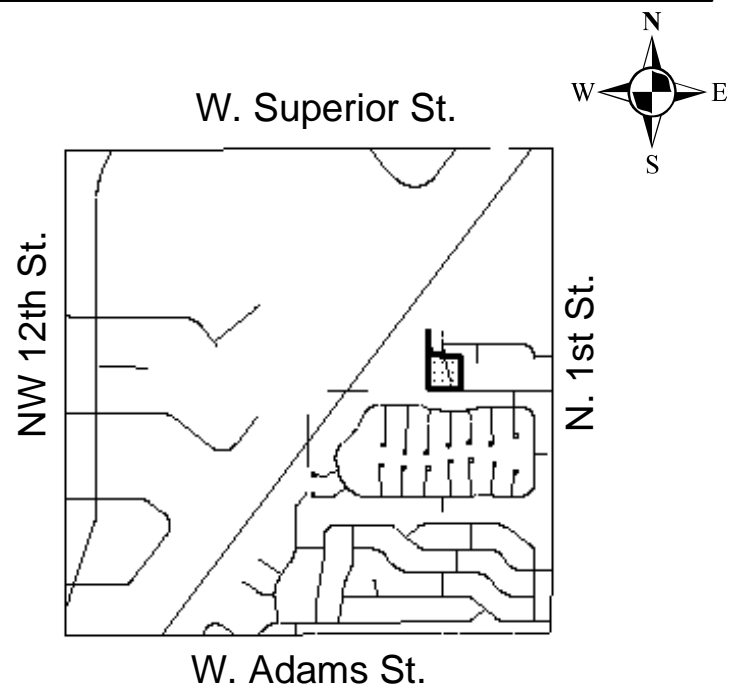
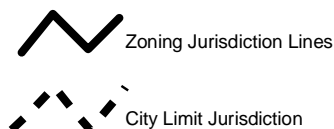


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Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 10 T10N R6E



DOLEZAL 4TH ADDITION

BASED ON DOLEZAL ADDITION
PRELIMINARY PLAT NO. 96010

